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Superb Modern Unit To Let Short Term For Storage 1 Year Letting Available **UNIT F2 CHAUCER BUSINESS PARK DITTONS ROAD, POLEGATE BN26 6QH**



LOCATION

Situated 5 miles north of Eastbourne town centre with excellent connections to London & Eastbourne via the A22 being only yards from the A27 Polegate bypass. Hailsham is some 4½ miles to the north via the A22.

ACCOMMODATION

The Chaucer Business Park is a development of modern units providing a mixture of offices and industrial space in an attractive setting. F2 is a terraced unit of steel framed construction with part brick & block elevations together with insulated profile cladding to the roof and elevations.

In more detail the premises are arranged as follows:

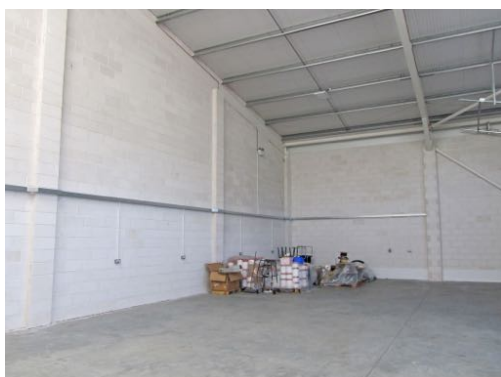
Internal width 58'6" (17.8m)

Depth 39' (11.9 m)

**Gross internal area
2,281 sq ft (211.9 sq m)**

Eaves height 20' (6.1m)

Roller shutter door
12' [w] x 15' [h] (3.7m x 4.6m)



Windows at 1st floor height in the front elevation providing good natural light together with translucent panels in the roof + hi-bay LED lighting.

Within this area is a lobby leading to a cloakroom with disabled compliant w.c. + shower.

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2. Unit F2 Chaucer Business Park, Polegate

Outside Parking + loading access to the front of the unit.
5 parking spaces are allocated to this unit.

TERMS Short term agreement for up to 12 months, with 1 month's notice to terminate - ideal for storage. The agreement will be without automatic rights for renewal.

RENT £28,000 per annum exclusive of rates.

RATES Local Authority: Wealden SBR (22/23): 49.9p
Rateable value Current: £18,000 April 2023: £18750

VAT VAT is charged on the rent.

SERVICE CHARGE

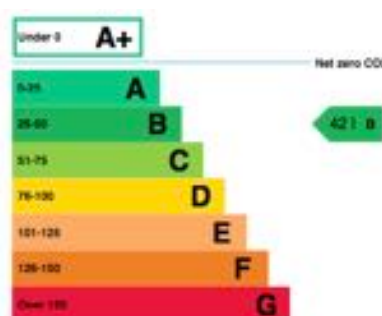
There is a service charge levied for maintenance of common areas of the Park. The current charge is £1,500 pa.

SERVICES

The mention of any appliances and/or services in these details does not imply they are in full and efficient working order.

VIEWING Strictly by prior appointment with agents, **Lawson Commercial.**

230902



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Accred. No. A6545



Membership No. T01611

Although every effort has been made to ensure the accuracy of these particulars, no responsibility is assumed to purchasers for their accuracy and they are not intended to form the basis of any contract and not to be relied on as statements or representations of fact. All properties are offered subject to contract and to their availability.

3.

Unit F2 Chaucer Business Park, Polegate



Chaucer Business Park

